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Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Vice-Chair Lenny Levy, Commissioners Lloyd Kaufman and Danny Winborne, City Attorney Cathy Borten, Planning and Code Administration Director Greg Ossont, Community Planning Director Trudy Schwarz, Planners Jacqueline Marsh and Rob Robinson, and Recording Secretary Myriam Gonzalez. Absent: Commissioner Matthew Hopkins and Alternate Commissioner Geri Lanier.

I. APPROVAL OF MINUTES

January 17, 2007, Planning Commission Meeting

Vice-Chair Levy moved, seconded by Commissioner Kaufman, to APPROVE the Minutes of the January 17, 2007, Planning Commission Meeting, as submitted this evening.
Vote: 4-0

SITE PLAN

AFP-07-002 -- Watkins Mill Town Center
Metropolitan Grove Road
Elevation Revisions for Fairgate Townhouses
AMENDMENT TO FINAL PLAN REVIEW

Planner Marsh located the site and introduced the applicant.

Engineer for the applicant, Gary Unterberg, Rodgers Consulting, reviewed the previous submittals/reviews concerning this townhouse model and presented the revised proposed elevations, noting the latter reflect the decks on the front façade and the fourth story in the back facing the alleys. He noted that in most cases, the deck views open space for a more urban look.

Chair Bauer noted that the plan (Exhibit #37) is not consistent with Mr. Unterberg's description of the orientation of the decks in all cases and asked that the applicant work with staff to ensure the plan reflects accurately all units under review this evening. Commissioner Kaufman inquired about the appearance of the elevation above the parapet wall of the decks.

There was no testimony from the public.

Ms. Marsh stated the plan meets the approval criteria of the Code, subject to a condition that she listed.

Chair Bauer noted that end units at locations that he identified needed additional architectural detail due to their visibility and that their sloped roof does not fit the proportion of the side elevation. He added that architectural embellishments should not be limited to materials, and

suggested wrapping the parapet to the side elevation or changing to a flat roof. The Commission with staff specified the lots that should be enhanced architecturally and an additional condition to address the concern was discussed, as listed in the following motion:

Commissioner Kaufman moved, seconded by Commissioner Winborne, to grant AFP-07-002 - Watkins Mill Town Center, AMENDMENT TO FINAL PLAN APPROVAL, finding it in compliance with Zoning Ordinance §§ 24-170 and 24-172, with the following conditions:

1. Applicant is to comply with all other remaining conditions of SP-05-0013; and
2. Applicant is to work with staff to enhance end-unit architecture of Fairgate model on lots adjacent to roads.

Vote: 5-0

DISCUSSION

Zoning Ordinance § 24-168-- Single-Family Lot Review

Planning and Code Administration Director Ossont noted this item was the subject of a joint work session in February 2005, which did not move forward. He indicated this proposal seeks to amend Zoning Ordinance § 24-168 to require site plans from residential properties that do not have one. He voiced staff's recommendation to prepare a presentation for the Commission at an upcoming meeting and to obtain guidance.

Chair Bauer noted that the purpose of the proposed amendment is to provide established neighborhoods a means for a good transition in redevelopment of individual lots and not to burden residential homeowners with design guidelines or over regulation. The Commission was favorable for this item to proceed and to allow public comment before the public hearing stage, if allowed by the Rules of Procedure.

SDP-04-001 -- The Vistas at Quince Orchard Park
Mixed Use Residential Development

MXD Zone

Planning and Code Administration Director Ossont reported that additional information was received from the community that would be pertinent to the Commission's recommendation to the City Council on the above-referenced application. He noted that since the Commission's record closed on January 26, 2007, staff recommends reopening the record indefinitely. He added that reopening the record would allow others to comment as well and additional staff analysis.

Commissioner Kaufman moved, seconded by Commissioner Winborne, to reopen the record indefinitely on SDP-04-001 – The Vistas at Quince Orchard Park.

Vote: 4-0

FROM THE COMMISSION

Commissioner Winborne

1. Inquired about the status of scheduling a Planning Commission Training Session.

2. Reiterated his concern over safety with the traffic volume on Kentlands Boulevard at its intersection with the Mattress Discounters/Whole Foods driveways. Staff noted that the intersection was evaluated in the summer of 2006 and it was concluded that a four-way stop was the most appropriate traffic control at that time. Staff further noted that the intersection would be reevaluated again, since traffic patterns are more typical at this time than in the summer.

FROM STAFF

Planning and Code Administration Director Ossont

SDP-06-005 -- Crown Farm

MXD Zone

Fields Road/Sam Eig Highway/Omega Drive

Mixed Use Development

Director Ossont provided a status update on the above-referenced application and noted that once the outstanding issues related to Fields Road are resolved, staff would request the Commission to close its record. He added that shortly after that, the application would be scheduled for the Commission's recommendation to the City Council.

Community Planning Director Schwarz

Listed upcoming joint meetings with the City Council as well as the regular meetings, noting the Commission's second monthly meeting in February is scheduled on the 28th.

ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 8:10 p.m.

Respectfully submitted,

M. Gonzalez
Recording Secretary